WORKSHOP

Imperial Revised General Plan and Planned Development Zoning Proposal (Multi-family Elements)

Mr. Douglas Schomburg
Asst. Dir. Of Community Development
Ms. Lisa Kocich-Meyer, Principal Planner

Johnson Development, CDS Consultants

Workshop Overview

- Recent history of application
- Review of key concepts for multi-family
- Overview of revised proposal
- Overview of public input and feedback
- Multi-family proposal in Ballpark District & Historic District
- Economic Development Study (CDS)
- Next steps & Questions

Recent History

- Initial Submittal Nov. 2010
- COSL initiatives/prior city actions –
 P&Z Workshop 2/8/11
- Review revised GP Workshop 2/24/11
- Comment letters sent from City- 3/14/11
- Traffic & Circulation Workshop 9/13/11
- Tonight's Workshop focus is Multifamily proposal

Key Concepts

- 1. Comprehensive Plan development guidelines
- 2. Development Code sets standard zoning and PD zoning requirements
- **3. Vision 2025**
- 4. Resolution 10-21
- 5. Cherokee Statement of Intent
- 6. 2007 Approved General Plan

Comprehensive Plan

Development guidelines for nonintegrated standard apartments

- Zoning District comparison is R-4
- 20 units max. to an acre (R-4 Req.)
- 200 units max at one location (R-4 Req.)
- Not more than 300 units w/in 1 sq. mile
- ½ mile separation between locations
- Overall theme- dispersal / low density, but recommends inclusion

Comprehensive Plan-cont.

Comprehensive Plan recognizes Planned Residential and Mixed Use components of a development

- Planned Development (PD) is the mechanism for alternative standards when apartments are part of larger mixed-use development
- Separation guidelines do not apply
- PD's are a zoning district, not a zoning variance or waiver

Development Code

R-4 Multifamily Regulations (1997)

- Max. 20 units per acre
- Max. 200 units at a site
- Height and story max. of R-1
- Lot coverage of not greater 50%
- Current standard apartments in SL were built prior to these regulations

Development Code

Planned Development Zoning-

- •Intent: Alternate standards providing a superior development
- •Allows flexible uses and design but requires more restrictions or certainty
- Commonly used in many communities
- •Require a layout plan to guide development
- Can be a 1 step process or series of steps

Planned Development (PD)

- •PD process requires high quality development and commitment to unique or special features / benefits for consideration
- Cherokee / Johnson is required to seek PD zoning per 2007 Dev. Agreement
 - •Based on the latest approved Gen. Land Plan
- •Applicant has submitted a revised General Land Plan

Planned Development (PD)

- •Proposed Gen. Land Plan adding business park areas, ball park, and reduced single family acreage from 2007
- •Latest Gen. L.P. does not specify a min. or max. number of units for Multi-family (calls out the option areas only)
- •Staff believes that PD zoning process (2 steps- Prelim. & Final) should be utilized for specific location, unit numbers, layout plan, and design standards)

Vision 2025

Council Resolution 9-34 (2009)

- Created the Vision 2025 Guiding Principles
- Intended as framework for update to Comprehensive Plan
- Includes Principle E: "Destination Activity Centers"

Destination Activity Centers

- Each destination activity center having positive image / reputation sense of place
- Variety of unique quality features that define each destination activity center
- Mixed use developments with commercial and multi-family residential elements
- Pedestrian friendly connected by alternative transportation modes and trails
- Major community focal points and regional destinations, such as... "Imperial"

Multi-family Guidelines

- Council Resolution 10-21(2010)
- 12 Principles for guiding proposed multi-family projects in PD's
- Housing types "should be integrated into their surrounding environments"
- Pedestrian and bicycle enhancements
- •High quality finishes, landscaping, buffering, and "green" building concepts

Multi-family Guidelines- cont.

- Horizontal or vertical mix of uses
- Streetscape/hardscape enhancements
- Incentives for owner occupancy
- Integrated parking
- Goods & services within walking distance
- Reserved areas for future transit
- Allowance for shared common space

Cherokee Statement of Intent

- Submitted in Oct. 2006 prior to Gen. Plan submittal showing commitment to key elements
- Contained 7 Goals/Objectives and included comment on multi-family
 - No Convention Apartments (no traditional garden-style apts.)
 - Commitment to high quality and strict controls through 2nd phase of PD process

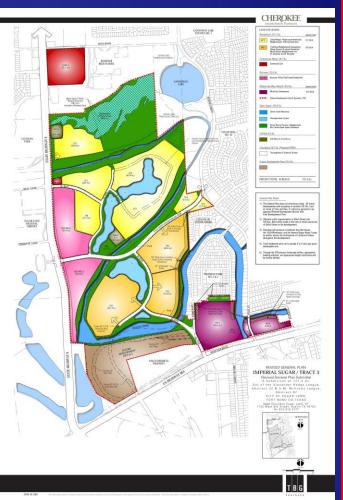
2007 Approved General Plan

Multi-family Components (2 areas)

- -- MF at Historic Dist (MU)
- -- 45.9 acres at 10 units an acre
- -- Undetermined amount of MF in Business / Res. at SH 6
- -- 52.8 acres at undetermined density (called limited res.)

Planned Development (PD) Zoning required in order to develop any MF per 2007 Dev. Agreement

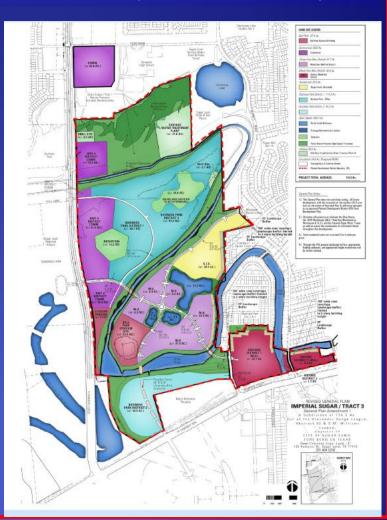
Process was determined to be 2 step



Submittal of GP and PD (Nov. 2010)

Multi-family Unit Count of 1950 units in two areas:

- Ballpark District 1050 units
- Historic District Area
 - 900 units

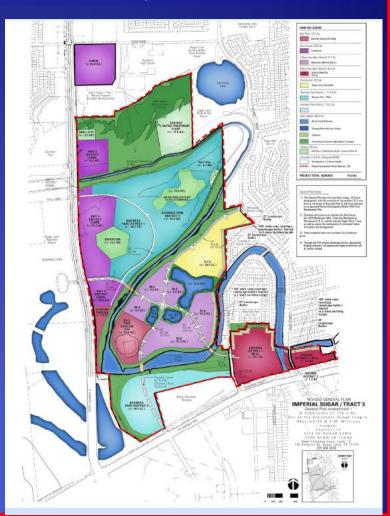


1st Revisions (February 2011)

Revised submittal to City from Nov. 2010

Multi-family unit count of 1600 in two areas:

- Ballpark District -950 units
- Historic District Area
 - 650 units



2nd Revision (May 2011)

Discussed with staff but not formally submitted.

Multi-family Unit Count of 950 in two areas:

- Ballpark District 600 units
- Historic District Area
 - 325 units



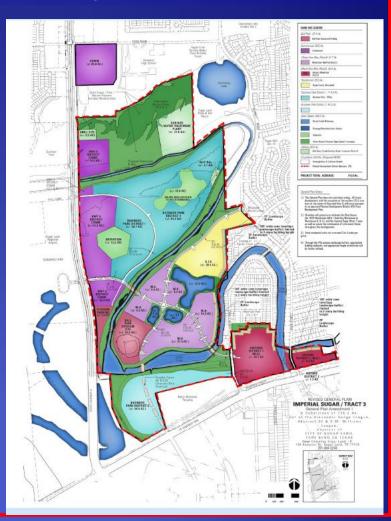
3rd Revision (July 2011)

Formally submitted-

- GP shows proposed land uses; does not set the number of units
- Number established in the zoning process (PD)

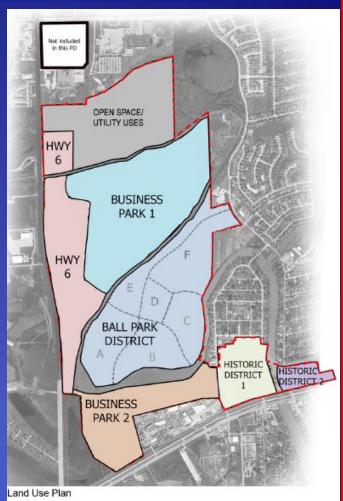
Multi-family in two areas

- Ballpark District
- Historic District Area



Proposed PD (Aug. 2011)

- •Total MF unit max of 625 in project
- •Two sites allowed; portion must be at Ballpark site (Tract B)
- Ball Park District -Tract B only, min.
 250 units
- Historic Dist. 1& 2,
 375 unit max.



Public Feedback- 2011

- February meeting at Fluor Auditorium where public expressed strong opposition to the 1600 unit proposal
- Six Speakers at P&Z workshop in February expressed concerns over MF amount including density, traffic, congestion, rental rates, school impacts, and viability

Public Feedback- 2011 During March – April of 2011-

- Additional discussions between staff and Johnson Review comments sent
- Letter of support of proposal from PCD
- Emails, calls, letters, and inquiries from citizens expressing concern over proposed 1600 MF units, density, location, and traffic
- Plans by Johnson to meet with HOA's

Public Feedback- 2011 cont. April and May of 2011

- Johnson Development meetings with multiple HOA and neighborhoods
- Public comments at each meeting with concerns over multi-family numbers, location, density, and traffic
- Sugar Mill, Mayfield Park, Ragus Lakes, Venetian Estates, Bellknap Brookside, Hill, Covington Woods, Barrington, and Sugar Lakes

- Imperial Redevelopment Committee (IRC) reforms from prior neighborhood committee (April 2011)
- New IRC examines key issues including concerns regarding multi-family unit numbers, density, location, and traffic
- Multiple working meetings held during April – to Present
- Report issued June 22

Public Feedback- 2011 cont. IRC Report of June 22 (MF elements)

- Concerns over the 950 MF unit count at that time, and traffic, intensity, quality, up-keep, and property values
- Allow for 2 areas for MF- edge of ballpark, other near ballpark or SH 6
- Unit totals of 400 max. with 200 max. at each site (Comp. Plan std. provisions)
- Elimination of units in historic district

Sugar Lakes HOA group examines issues during IRC process and individual research

Issues Report/Letter on June 21

- Concerns over the 950 MF unit count at that time and traffic, intensity
- Recommends 500 unit max. with max.
 250 at ballpark and 250 at historic district

- Hall Lake HOA examines issues during IRC process and issues Report/Letter on July 13
- Supports IRC position of 400 MF unit max. and location at ballpark and SH 6
- Supports elimination of MF from historic district
- States that the MF development should utilize SH 6 for mobility

- Johnson resubmittal of July 2011 with the 625 max. unit number
- Sugar Lakes HOA response Aug. 15th continues to support a 500 unit max. at two locations with 250 at each (ballpark and historic dist.) with further questions on traffic
- IRC response Aug. 15th with prior positions and further questions on traffic

- As a general measure of public feedback from letters and emails received from February 2011 to October 10th:
- 101 emails or letters from individuals expressing concern or opposition over number and/or location of MF units (75 since July resubmittal)
- Letters from Hall Lake HOA, Sugar Lake HOA, and IRC in opposition to number and location



CITY OF SUGAR LAND PLANNING & ZONING COMMISSION WORKSHOP - OCTOBER 11, 2011 IMPERIAL PLANNED DEVELOPMENT APPLICATION -MULTIFAMILY LAND USE PROJECT HISTORY AND PUBLIC FEEDBACK

HISTORY

- PD Application submitted in late 2010
- Community Meeting held in February 2011
- P&Z Workshop held in February 2011
- Comment letter from Staff received March 16, 2011
- 10 public meetings held with area HOA's and neighborhood groups
- P&Z Workshop held to discuss traffic issues on September 13, 2011



MAJOR ISSUES FROM PUBLIC FEEDBACK

- •Traffic Impact
- •Multifamily
 - Number of Units
 - Demographics
 - Quality and Long Term Viabilty
 - School District Impact
 - •Traffic Impact



MULTI-FAMILY REVISIONS

- Reduced multifamily request from 1,600 to 925 after initial public meetings and staff response.
- Reduced multifamily request from 925 to 625 after the 10 neighborhood meetings.
- To be developed in 2 phases with the 1st phase located next to the ballpark.
- The 2nd phase would be either located adjacent to and east of the 1st phase in the Ballpark District or in the Historic District.



MULTI-FAMILY REVISIONS

- Multifamily in the Historic District would be limited to 325 units. A 134 unit reduction from the approved General Plan.
- Construction of the 1st phase should begin in mid 2012 and will take ~36 months to complete the improvements and lease the properties.
- Depending on market conditions, the 2nd phase is estimated to start in mid 2015 and should be completed in 2018.





Legend

Business Park Districts

Attached Residential/Single Family/Assisted Living

Attached Residential/ Single Family (For Sale Product)

Single Family/Patio Homes (For Sale Product)

Attached Multi-Family Residential

Mixed-Use Retail/ Office/Hotel/Restaurant/Civic

Ball Park & Stadium Parking

Highway 6 District



Multi-family in the Ballpark District has been isolated to one 20 acre triangular shaped tract that is constrained by having the ballpark stadium and parking lot on the west and 1,800 linear feet, or 1/3rd mile, of frontage facing Nalco on the south.

It has a boulevard on its eastern property line which provides a buffer and transition to the Attached For-Sale Residential property that's shown in blue.

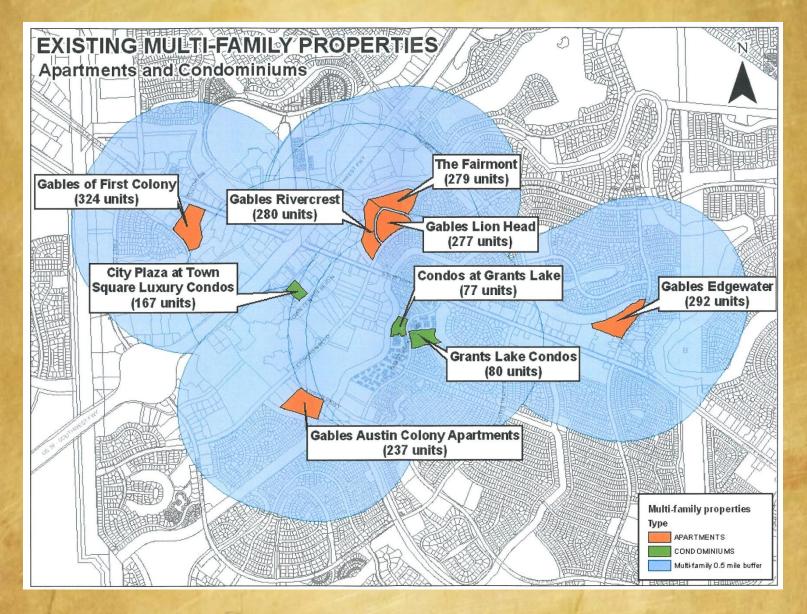
NUMBER OF UNITS



COMPARISON OF TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS BETWEEN

2007 APPROVED GENERAL PLAN	REVISED PD APPLICATION
Single Family:	Single Family:
1,117 Total Single Family Residential Units in the Traditional Neighborhood Development (TND) area. (now the "BALLPARK DISTRICT")	430 Total Single Family Residential Units in the BALLPARK DISTRICT
Multifamily:	Multifamily:
459 Total Multifamily Residential Units in the Mixed Use / Redevelopment area (now the "HISTORIC DISTRICT") Plus an undetermined number of additional Multifamily Residential Units in the Business / Limited Residential area adjacent to Hwy 6. Note: The 2008 SLC PD Submittal proposed up to 1,200 Units near Hwy 6 and 610 Units in the Historic District.	300 to 625 Multifamily Residential Units in the BALLPARK DISTRICT Up to 325 Multifamily Residential Units in the HISTORIC DISTRICT (625 Total Units allowed in Combined Districts)
Total Estimated Residential Units =	Total Estimated Residential Units =
1,576	1,055
Total on 2008 SLC Submittal = 2,776	(A net decrease of <521> from the 2007 approved General Plan and <1,721> from the 2008 SLC Plan)

SUGAR LAND EXISTING MULTI-FAMILY PROPERTIES



Note: A total of 836 multifamily units are in one location on Lexington Blvd. between Hwy 6 and Williams Trace.

DEMOGRAPHICS



ECONOMIC AND DEMOGRAPHIC DATA

- Rental Range =
- Unit Size =
- Average Rental Rate =
- Average & Median Age of Occupants = 32 & 30 years
- Marital Status of Occupants =
- Number of Children =
- Income Range Required to Qualify for Average Size Unit =
- Income Required to Qualify for Largest Size Unit =
- Income Forecasts =

- \$1,294 \$1,779 / month
- 800 1,100 square feet
- \$1,506 / month (stabilized)
- 75% Single / 25% Married
- 5% of Residents with Children
- \$55,000 \$65,000
 - \$75,000 +
- 80% to earn over \$60,000 & 40% to earn over

QUALITY AND LONG-TERM VIABILITY



DESIGN STANDARDS

All properties will be constructed with "Condominium Style" features which will allow for the conversion to "For Sale" condominiums if determined to be an appropriate market decision.

- •Individual metering of electrical service,
- •Upgraded interior finishes which may include granite counter tops, stainless steel appliances, enhanced ceiling heights, custom interior lighting, hardwood floor options and other custom home finishes.
- •State-of-the-art home security, telecommunications & high speed internet systems
- •Upgraded sound attenuation walls and flooring,
- "Green" energy conservation & water efficiency design elements

SUEBA USA'S VENTURA LOFTS (265 UNITS)



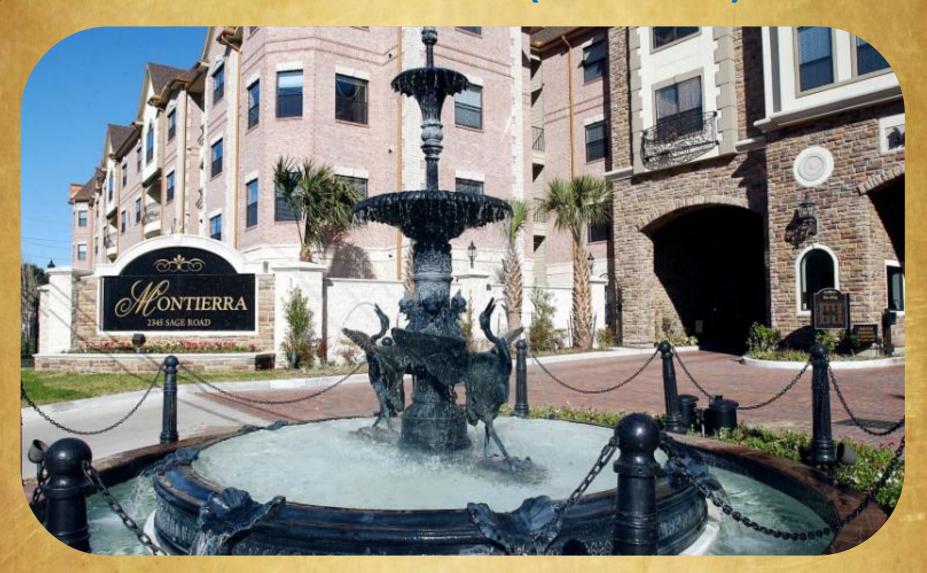


SUEBA USA'S NORTH POST OAK LOFTS (330 UNITS)





SUEBA USA'S MONTIERRA (346 UNITS)





THE WOODLANDS BOARDWALK AT TOWN CENTER (450 UNITS)





SUEBA USA'S NORTH POST OAK LOFTS (330 UNITS)





In today's market, there is virtually no difference in the design, specifications and finishes of a mid-rise condominium and a mid-rise multi-family property.









PROPERTY OWNERS ASSOCIATION

- Regulated Growth vs. Unregulated Growth
- To ensure that all improvements built within Imperial will be properly maintained over time, the IPOA will have the authority to enforce standards of quality and will have the right of access to properties to perform repairs and maintenance if necessary.
- Additionally, the City of Sugar Land will have the exclusive right to appoint a representative to the Board of Directors of the IPOA in perpetuity.
- The City of Sugar Land has also recently adopted an ordinance that requires an annual license for multi-family developments and requires an annual inspection of the property to assure compliance with City Codes.



PROPERTY OWNERS ASSOCIATION

•The specific terminology used in other Johnson community POA's regarding the perpetual maintenance of multi-family properties is as follows:

"Multi-family owners / developers shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times. If, in the opinion of the POA, the owner is failing in its duty, then the POA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and / or building improvements to a safe, clean and attractive condition. All costs associated with such repair and maintenance shall be the responsibility of the multi-family owner..."



SCHOOL DISTRICT IMPACT



FOR IMPERIAL

Grade Level	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Elementary	2	33	68	108	150	180	209	230
Middle School	1	12	24	38	54	68	84	98
High School	<u>0</u>	<u>9</u>	<u>20</u>	<u>35</u>	<u>51</u>	<u>65</u>	<u>80</u>	<u>94</u>
Total Students	3	54	112	181	255	313	373	422

Per Justin Silhavy, Coordinator of Demographics and Planning for the Fort Bend Independent School District, Lakeview Elementary and Sugar Mill Elementary currently have excess capacity. Next fall, the two schools are projected to have the capacity to hold an additional 150 - 200 elementary students with ease. At the present time, Imperial is the only residential development that is within the two attendance zones and is currently in the developing or pre-development stage. In March the attendance zones of Sugar Land Middle School and Kempner High School were altered in order to allocate more space for the added students projected in those zones over the coming years. Total peak enrollment is expected to be 490 students in 2025.



FINANCIAL IMPACT TO SCHOOL SYSTEM

2007 APPROVED GENERAL PLAN	REVISED PD APPLICATION
Total Estimated New of Students = 1,140	Total Estimated New Students = 490
(1,117 Single Family Residential Units @	(A net decrease of ~ <650> from the 2007
1 Child / Unit = 1,117 + 459 Multi-Family	approved General Plan)
Units @ 5% = 23)	
Estimated Taxes Paid Per New Student:	Estimated Taxes Paid Per New Student:
Estimated Taxable Value of Imperial at	 Estimated Taxable Value of Imperial at
Build-Out = +\$800 million	Build-Out = +\$800 million
Estimated FBISD Taxes Paid / Year @	 Estimated FBISD Taxes Paid / Year @
\$1.34 / \$100 = +\$10.72 million	\$1.34 / \$100 = +\$10.72 million
Annual School Taxes Paid by Imperial	Annual School Taxes Paid by Imperial Per
Per New Student = ~ \$9,404	New Student = ~ \$21,878
	(an increase of 2.3x the 2007 general plan)



MULTIFAMILY TRAFFIC IMPACT



MULTI-FAMILY TRAFFIC

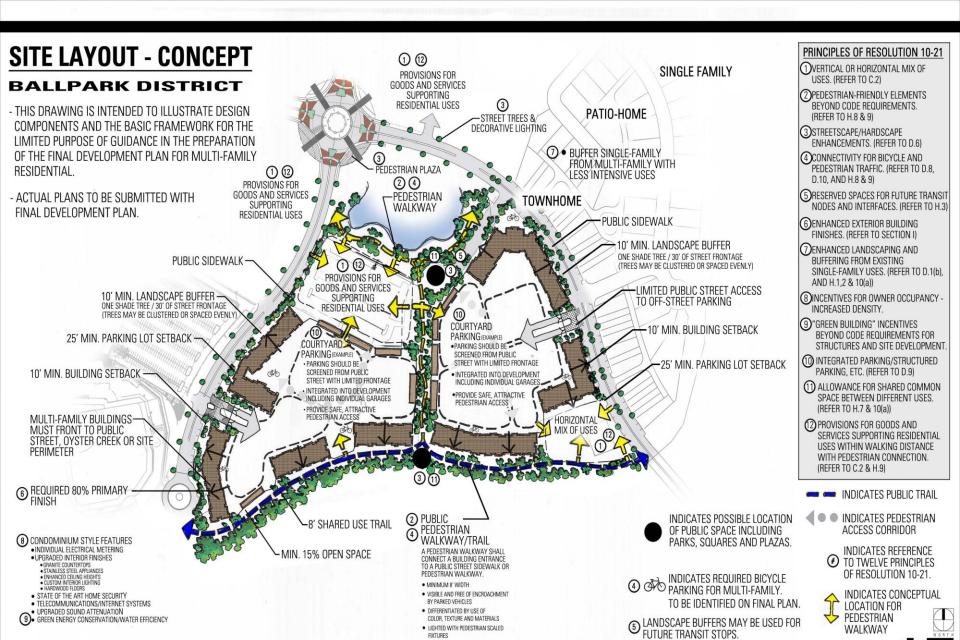
- Traffic mitigation measures will be implemented for unacceptable levels of service as Required by the City of Sugar Land.
- Claim: Multifamily within the Historic District will significantly increase the traffic impacts.
- Fact: Other approved uses such as Retail,
 Office, Commercial, Etc. will not reduce the
 impact and, in some cases, will increase the
 impact.

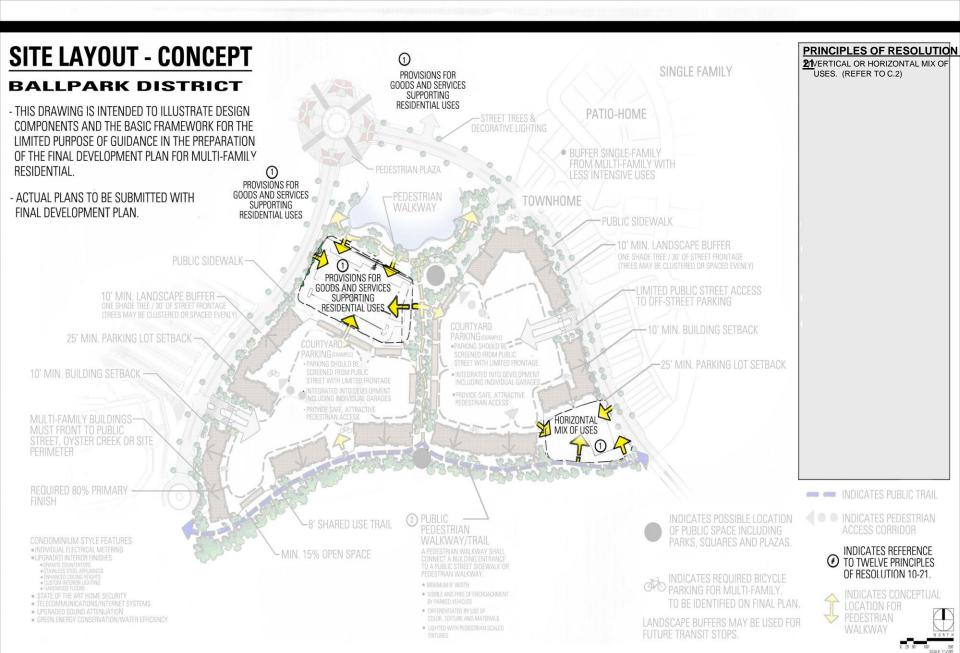


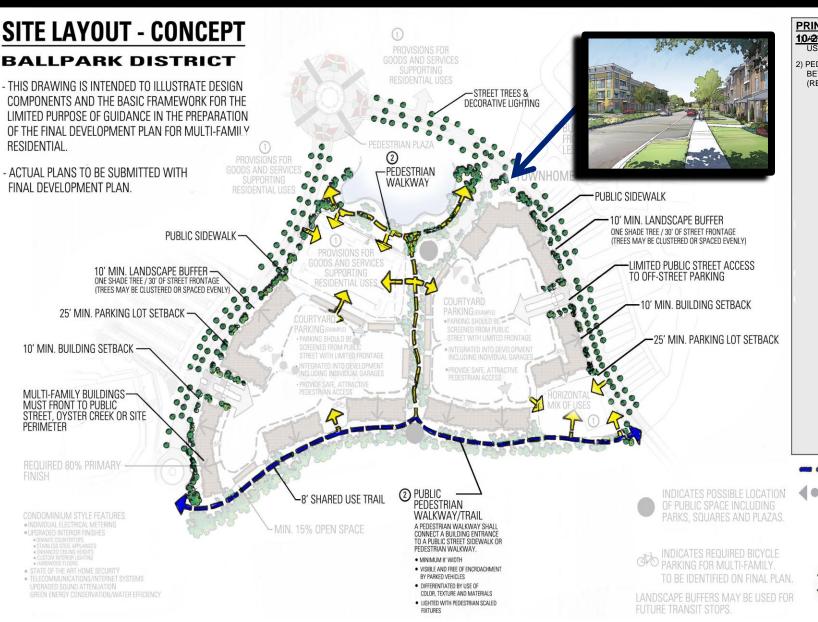


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PRINCIPLES OF RESOLUTION

10421 TICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

2) PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)

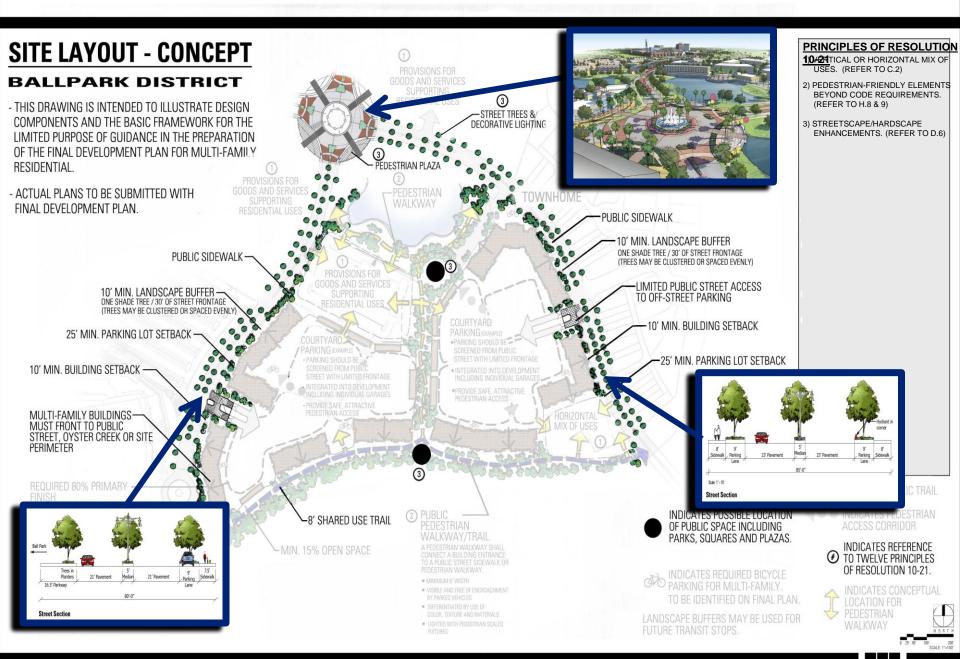
INDICATES PUBLIC TRAIL

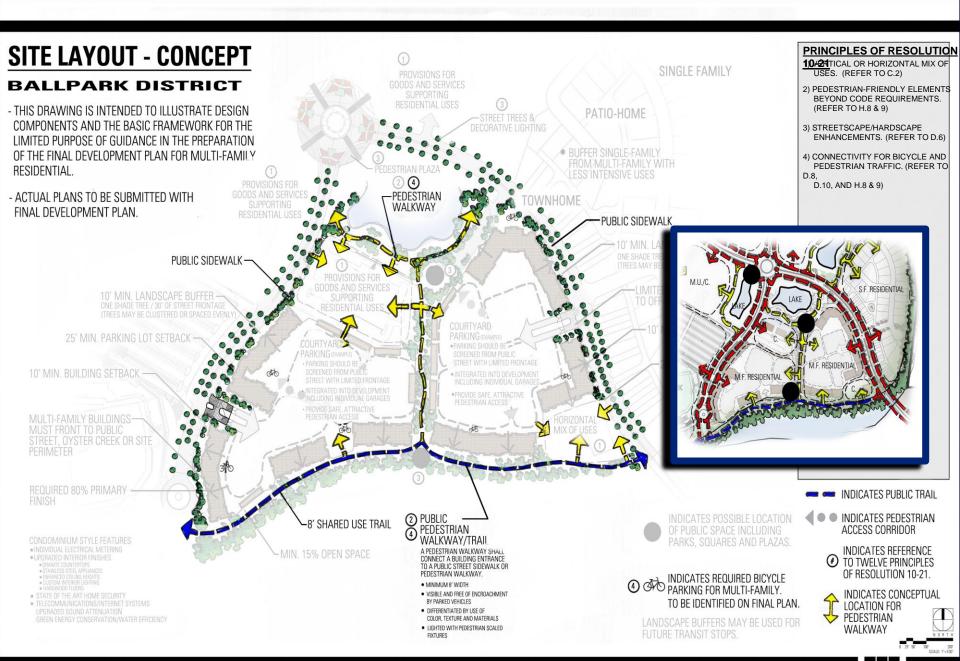
INDICATES PEDESTRIAN
 ACCESS CORRIDOR

INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.

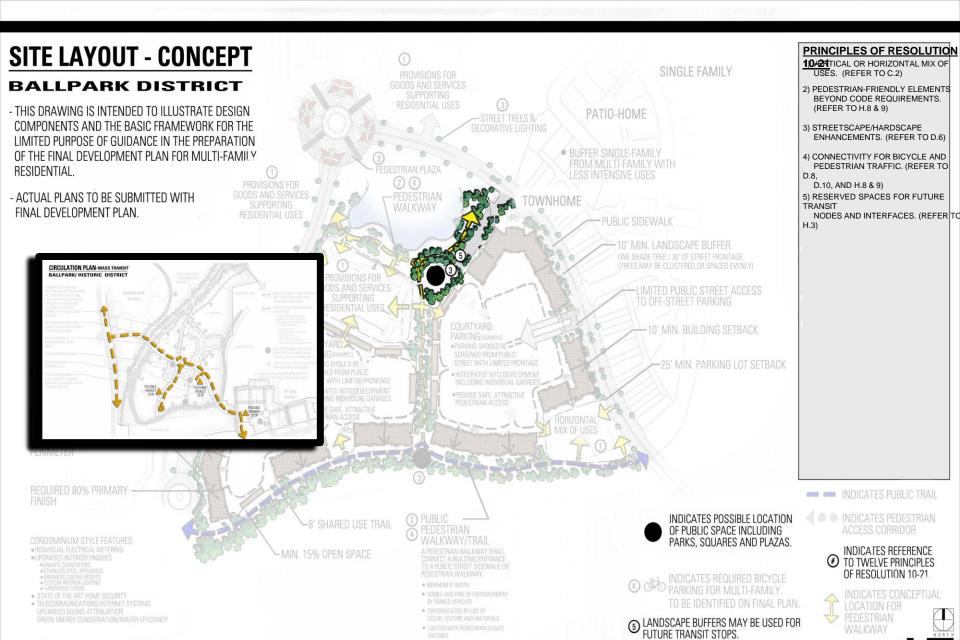
INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAY

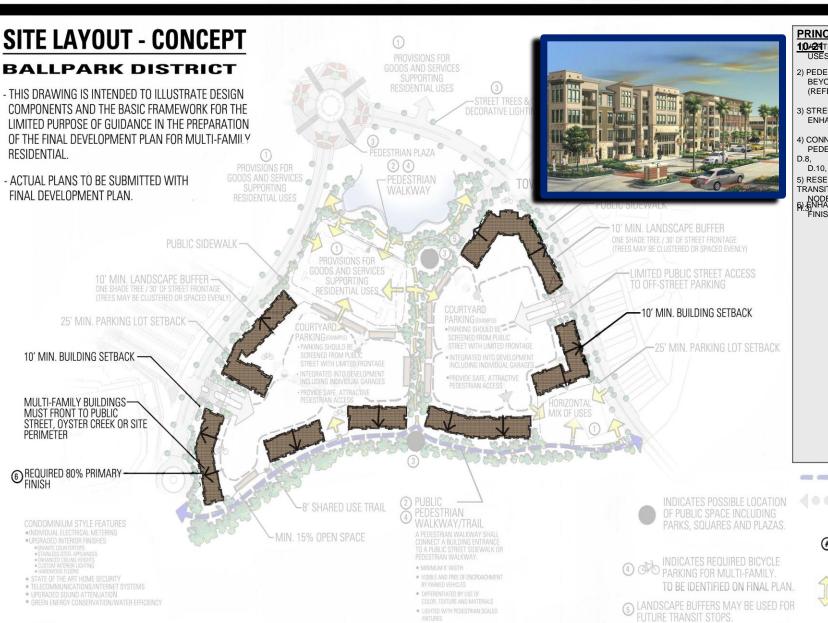
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PRINCIPLES OF RESOLUTION

10421TICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

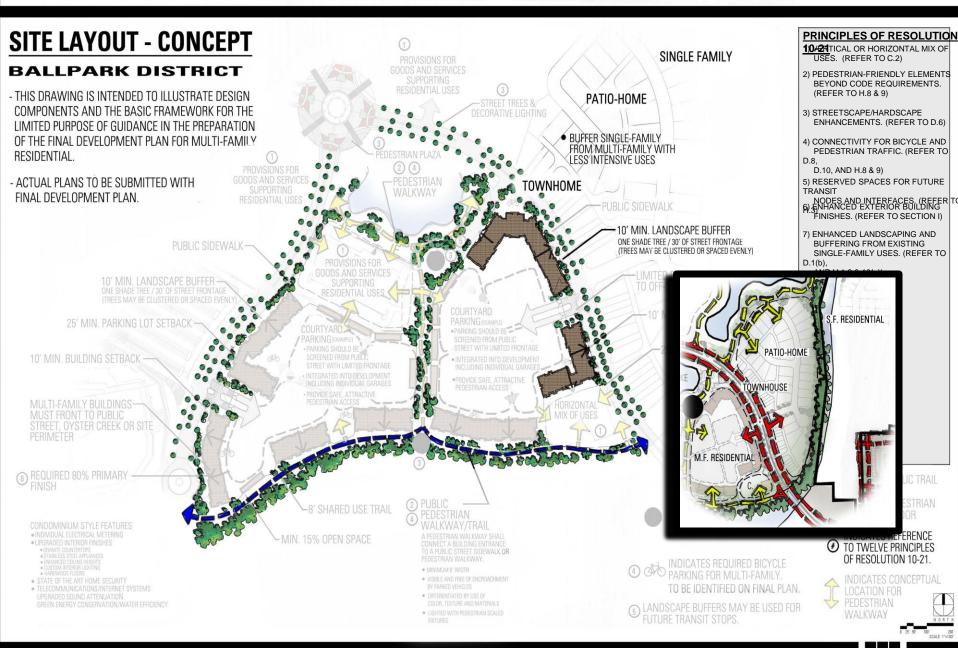
- 2) PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)
- 3) STREETSCAPE/HARDSCAPE ENHANCEMENTS. (REFER TO D.6)
- 4) CONNECTIVITY FOR BICYCLE AND PEDESTRIAN TRAFFIC, (REFER TO
- D.10, AND H.8 & 9)
- 5) RESERVED SPACES FOR FUTURE TRANSIT
- NODES AND INTERFACES. (REFER FINISHES. (REFER TO SECTION I)

INDICATES PUBLIC TRAIL

INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.







SITE LAYOUT - CONCEPT

BALLPARK DISTRICT

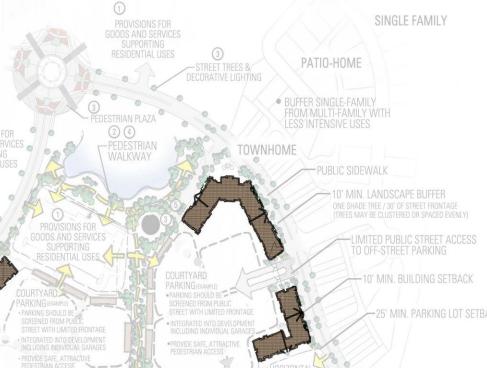
- THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN COMPONENTS AND THE BASIC FRAMEWORK FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF THE FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY RESIDENTIAL.
- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.

PROVISIONS FOR GOODS AND SERVICES SUPPORTING RESIDENTIAL USES

PUBLIC SIDEWALK-

®CONDOMINIUM STYLE FEATURES

- INDIVIDUAL ELECTRICAL METERING
- UPGRADED INTERIOR FINISHES
 - GRANITE COUNTERTOPS
 - STAINLESS STEEL APPLIANCES
 - ENHANCED CEILING HEIGHTS
 - CUSTOM INTERIOR LIGHTING
- HARDWOOD FLOORS
- STATE OF THE ART HOME SECURITY
- TELECOMMUNICATIONS/INTERNET SYSTEMS
- UPGRADED SOUND ATTENUATION
- GREEN ENERGY CONSERVATION/WATER EFFICIENCY





10421 TICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

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- D.10, AND H.8 & 9)
- 5) RESERVED SPACES FOR FUTURE TRANSIT
- NODES AND INTERFACES, (REFER SINHANCED EXTERIOR BUILDING FINISHES. (REFER TO SECTION I)
- 7) ENHANCED LANDSCAPING AND BUFFERING FROM EXISTING SINGLE-FAMILY USES. (REFER TO
 - AND H.1,2 & 10(a))
- 8) INCENTIVES FOR OWNER OCCUPANCY – INCREASED DENSITY.





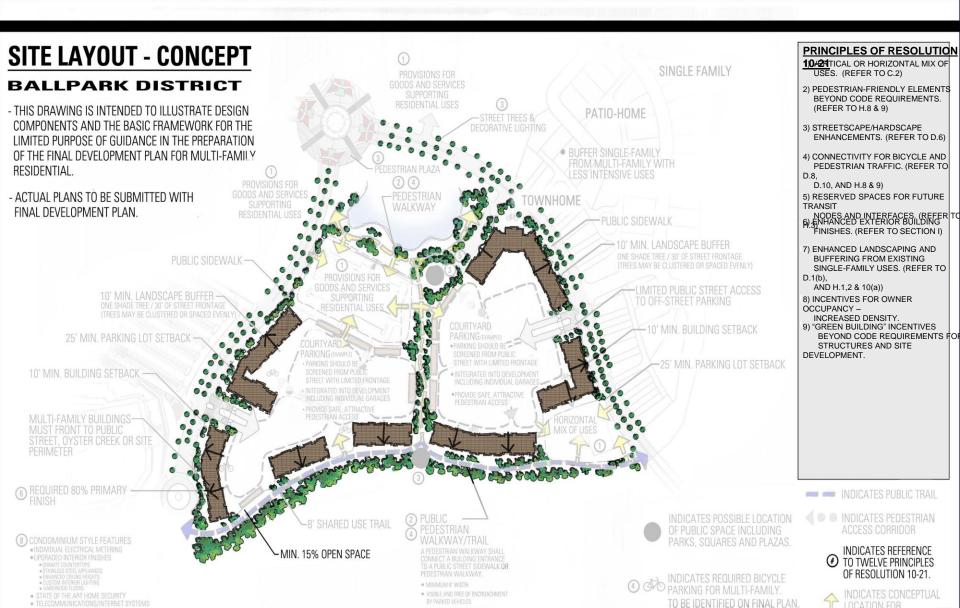
INDICATES PUBLIC TRAIL

INDICATES PEDESTRIAN
ACCESS CORRIDOR

INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.

INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAY



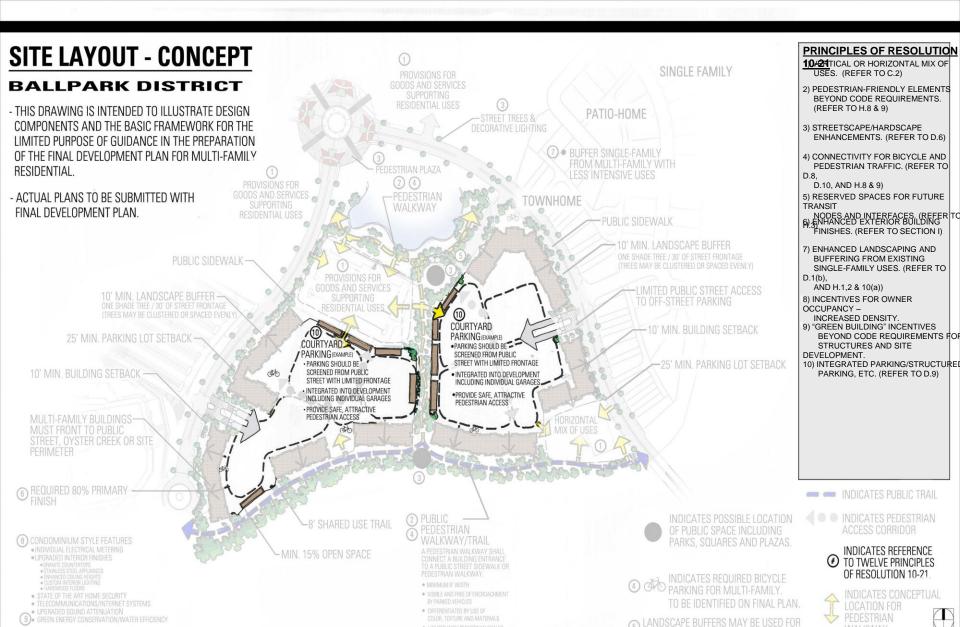


(9) • GREEN ENERGY CONSERVATION/WATER EFFICIENCY

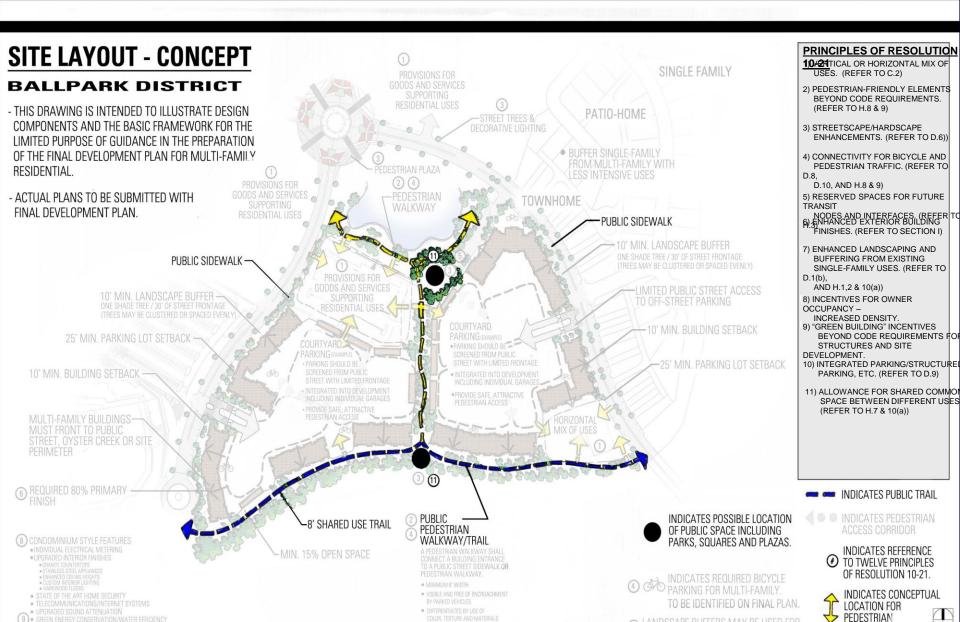
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PEDESTRIAN

(5) LANDSCAPE BUFFERS MAY BE USED FOR FUTURE TRANSIT STOPS.

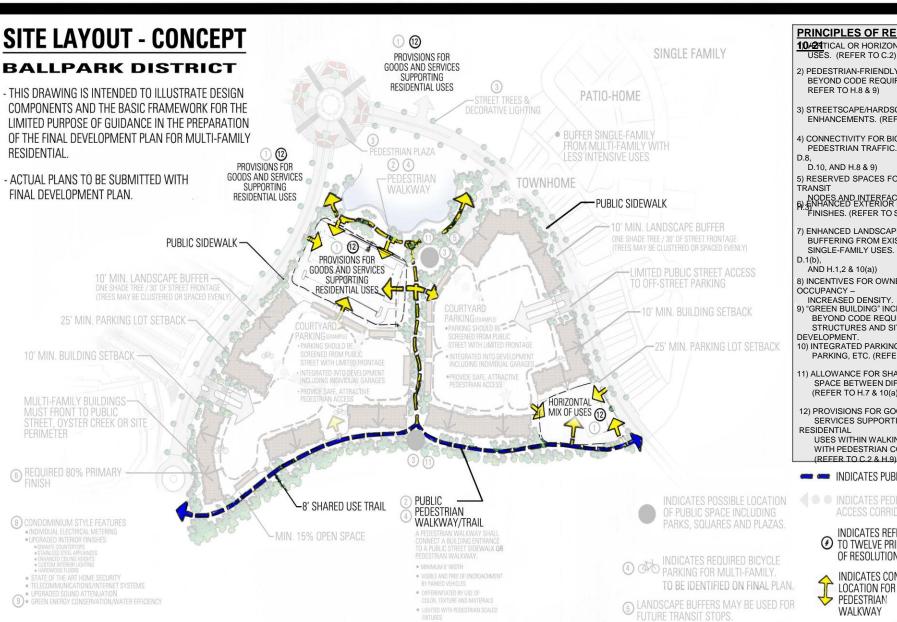


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WALKWAY



PRINCIPLES OF RESOLUTION 10421TICAL OR HORIZONTAL MIX OF

- 2) PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. **REFER TO H.8 & 9)**
 - 3) STREETSCAPE/HARDSCAPE ENHANCEMENTS. (REFER TO D.6)
 - 4) CONNECTIVITY FOR BICYCLE AND PEDESTRIAN TRAFFIC, (REFER TO
 - D.10, AND H.8 & 9)
 - 5) RESERVED SPACES FOR FUTURE **TRANSIT**
- NODES AND INTERFACES. (REFE FINISHES. (REFER TO SECTION I)
- 7) ENHANCED LANDSCAPING AND **BUFFERING FROM EXISTING** SINGLE-FAMILY USES. (REFER TO
 - AND H.1,2 & 10(a))
- 8) INCENTIVES FOR OWNER OCCUPANCY -
- INCREASED DENSITY. 9) "GREEN BUILDING" INCENTIVES
- BEYOND CODE REQUIREMENTS FOR STRUCTURES AND SITE DEVELOPMENT.
- 10) INTEGRATED PARKING/STRUCTURE PARKING, ETC. (REFER TO D.9)
- 11) ALLOWANCE FOR SHARED COMMON SPACE BETWEEN DIFFERENT USES (REFER TO H.7 & 10(a))
- 12) PROVISIONS FOR GOODS AND SERVICES SUPPORTING RESIDENTIAL
 - USES WITHIN WALKING DISTANCE WITH PEDESTRIAN CONNECTION (REFER TO C.2 & H.9)

INDICATES PUBLIC TRAIL

INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.







HISTORIC DISTRICT

- THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN COMPONENTS AND THE BASIC FRAMEWORK FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF THE FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY RESIDENTIAL

- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.

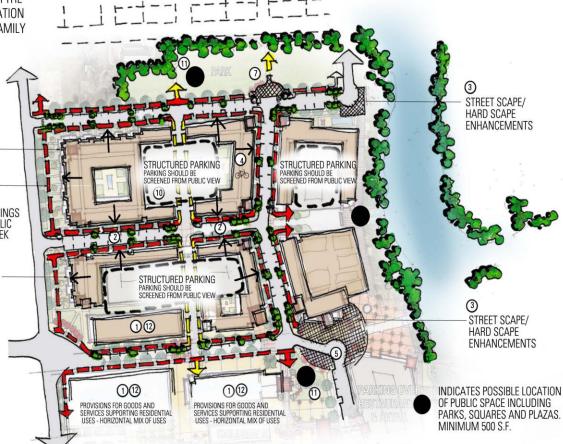
POSSIBLE MULTI-**FAMILY LAYOUT** PUBLIC SIDEWALK MULTI-FAMILY BUILDINGS MUST FRONT TO PUBLIC STREET, OYSTER CREEK OR SITE PERIMETER INDICATES BUILDING ORIENTATION 100' LIMITED TO 2-STORY BUILDING HEIGHT AS ON THE GENERAL PLAN.

6 REQUIRED 80% PRIMARY FINISH

7) 25' LANDSCAPE BUFFER

® CONDOMINIUM STYLE FEATURES

- INDIVIDUAL ELECTRICAL METERING
- UPGRADED INTERIOR FINISHES
- GRANITE COUNTERTOPS
 STAINLESS STEEL APPLIANCES
- ENHANCED CEILING HEIGHTS
- CUSTOM INTERIOR LIGHTING
 HARDWOOD FLOORS
- STATE OF THE ART HOME SECURITY
- TELECOMMUNICATIONS/INTERNET SYSTEMS
- UPGRADED SOUND ATTENUATION
- GREEN ENERGY CONSERVATION/WATER EFFICIENCY



PRINCIPLES OF RESOLUTION 10-21

1) VERTICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

(2) PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)

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(4) CONNECTIVITY FOR BICYCLE AND PEDESTRIAN TRAFFIC. (REFER TO D.8, D.10, AND H.8 & 9)

(5) RESERVED SPACES FOR FUTURE TRANSIT NODES AND INTERFACES. (REFER TO H.3)

(6) ENHANCED EXTERIOR BUILDING FINISHES. (REFER TO SECTION I)

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(9) "GREEN BUILDING" INCENTIVES BEYOND CODE REQUIREMENTS FOR STRUCTURES AND SITE DEVELOPMENT

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(1) ALLOWANCE FOR SHARED COMMON SPACE BETWEEN DIFFERENT USERS. (REFER TO H.7 & 10(a))

(12) PROVISIONS FOR GOODS AND SERVICES SUPPORTING RESIDENTIAL USES WITHIN WALKING DISTANCE WITH PEDESTRIAN CONNECTION. (REFER TO C.2 & H.9)



INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAYS



INDICATES REQUIRED BICYCLE

TO BE IDENTIFIED ON FINAL PLAN.

PARKING FOR MULTI-FAMILY.

(5) LANDSCAPE BUFFERS MAY BE USED FOR FUTURE TRANSIT STOPS.

INDICATES PUBLIC **SIDEWALKS**

INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.

EXHIBIT B-7

HISTORIC DISTRICT

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- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.

POSSIBLE MULTI-FAMILY LAYOUT

PUBLIC SIDEWALK

MULTI-FAMILY BUILDINGS
MUST FRONT TO PUBLIC
STREET, OYSTER CREEK
OR SITE PERIMETER

INDICATES BUILDING
ORIENTATION

ER
DRY BUILDING
ENERAL PLAN.

REQUIRED 80% PRIMARY FINISH

CONDOMINIUM STYLE FEATURES

- INDIVIDUAL ELECTRICAL METERINIC
- UPGRADED INTERIOR FINISHES
- GRANITE COUNTERTOPS
- STAINI ESS STEEL APPLIANCES
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- HARDWOOD FLOORS
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- TELECOMMUNICATIONS/INTERNET SYSTEMS
- UPGRADED SOUND ATTENUATION
- GREEN ENERGY CUNSERVATION/WATER EFFICIENC



PRINCIPLES OF RESOLUTION
20424 TICAL OR HORIZONTAL MIX OF
USES. (REFER TO C.2)



INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAYS



PARKING FOR MULTI-FAMILY.

SIDEWALKS



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PUBLIC SIDEWALK

MULTI-FAMILY BUILDINGS MUST FRONT TO PUBLIC STREET, OYSTER CREEK OR SITE PERIMETER

INDICATES BUILDING ORIENTATION

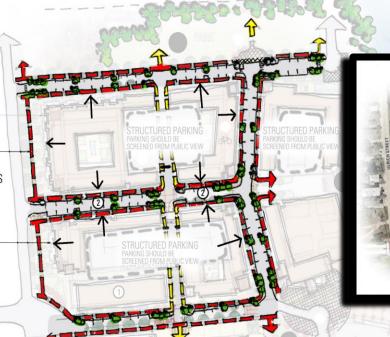
- UPGRADED INTERIOR FINISHES

- . STATE OF THE ART HOME SECURITY
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PRINCIPLES OF RESOLUTION 20424TICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)





INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAYS



INDICATES PUBLIC **SIDEWALKS**



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STREET, OYSTER CREEK

INDICATES BUILDING ORIENTATION

OR SITE PERIMETER

Ball Park

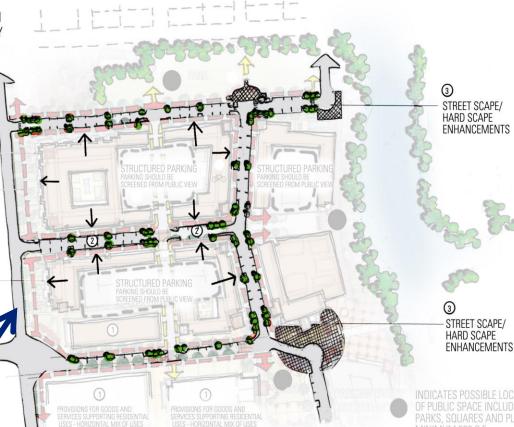
Trees in Planters

16.5' Parkonay

Street Section

STAINLESS STEEL APPLIANCE

- ENHANCED CEILING HEIGHTS
- CUSTOM INTERIOR DIGHTIN
 UARRIAMORE DI GODE
- STATE OF THE ART HOME SECURITY
- TELECOMMUNICATIONS/INTERNET SYSTEMS
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PRINCIPLES OF RESOLUTION

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INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAYS



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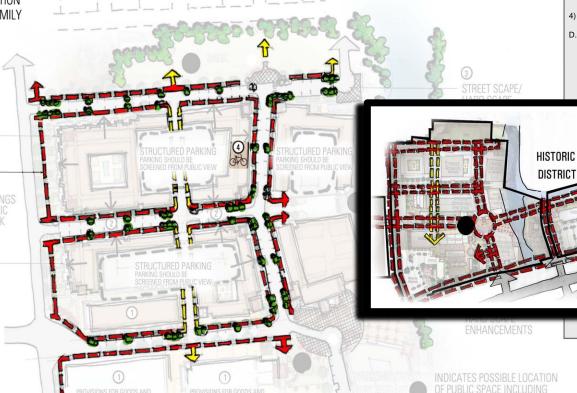
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- UPGRADED INTERIOR FINISHES

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- UPGRADED SOUND ATTENUATION



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> POSSIBLE MULTI-FAMILY LAYOUT

MULTI-FAMILY BUILDINGS MUST FRONT TO PUBLIC STREET, OYSTER CREEK OR SITE PERIMETER

INDICATES BUILDING ORIENTATION

REQUIRED 80% PRIMARY FINISH

- . INDIVIDUAL ELECTRICAL METERING
- UPGRADED INTERIOR FINISHES

- TELECOMMUNICATIONS/INTERNET SYSTEMS
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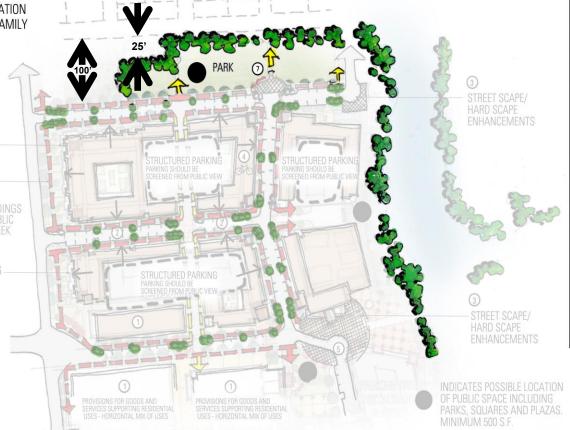
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25' LANDSCAPE BUFFER 100' LIMITED TO 2-STORY BUILDING HEIGHT AS ON THE GENERAL PLAN.

- UPGRADED INTERIOR FINISHES

- . STATE OF THE ART HOME SECURITY
- TELECOMMUNICATIONS/INTERNET SYSTEMS
- UPGRADED SOUND ATTENUATION



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®CONDOMINIUM STYLE FEATURES

- INDIVIDUAL ELECTRICAL METERING
- UPGRADED INTERIOR FINISHES
 - GRANITE COUNTERTOPS
 - STAINLESS STEEL APPLIANCES

 - ENHANCED CEILING HEIGHTS
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 - HARDWOOD FLOORS
- STATE OF THE ART HOME SECURITY
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PARKING FOR MULTI-FAMILY.

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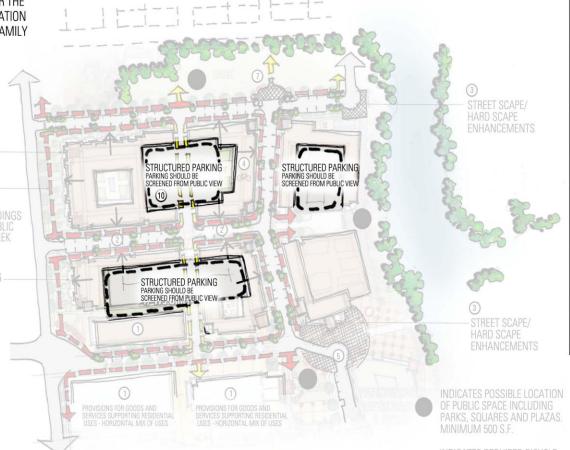
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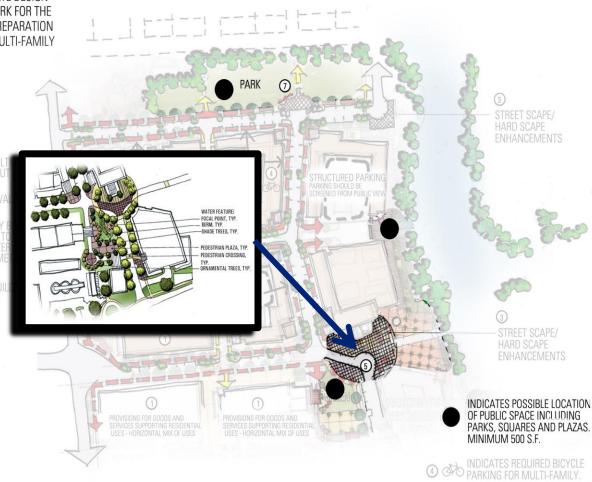
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PUBLIC SIDEWAL

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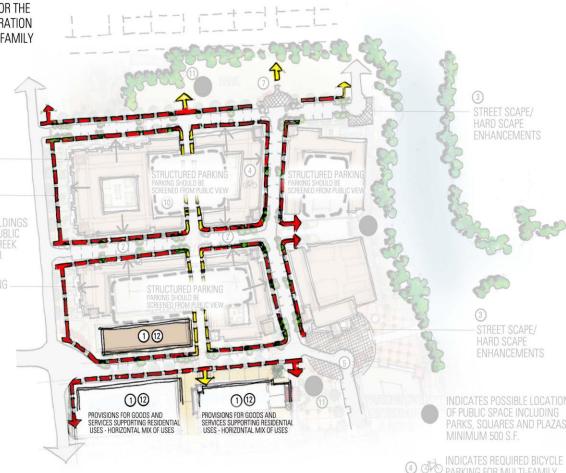
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Sugar Land Market Research and Analysis

Presentation to Planning & Zoning Commission October 11, 2011

Charlie Savino, EVP, CDS Market Research





2008 Market Analysis

- Prepared an analysis of Sugar Land and other community activity centers
- Provided baseline information to assist in:
 - planning for future employment growth
 - identifying growth locations
 - determining likely development trends

Overall Comparison, 2008

Center	Office Space	Retail Space	Industrial Space	Employ- ment	Popula- tion
Galleria	19,750,000	4,456,000	20,000	70,000	165,400
Energy Corridor	15,830,000	5,080,000	7,830,000	66,000	48,000
Westchase	15,200,000	3,470,000	2,900,000	55,000	144,500
Greenway Plaza	11,230,000	2,280,000	360,000	17,000	28,500
Sugar Land	5,650,000	5,590,000	7,040,000	40,000	79,700
The Woodlands	4,560,000	2.460,000	780,000	45,900	91,700
Clear Lake City	3,350,000	1,430,000	380,000	27,000	67,000
Greenspoint	10,130,000	3,830,000	7,110,000	47,000	78 , 000

Overall Comparison, 2008

Center	Employ- ment	Office Space	Retail Space	Popula- tion
Uptown	1	1	3	1
Energy Corridor	2	2	2	8
West Chase	3	3	5	2
Sugar Land	6	6	1	4
Greenspoint	4	5	4	5
The Woodlands	5	7	6	7
Greenway	8	4	7	3
Clear Lake	7	8	8	6

Regional Center?

- Sugar Land ranks in the middle of the Houston centers
- H-GAC defines regional center as
 - 2 square-mile area with total population (daytime + resident) between 50,000 and 100,000
- Sugar Land exceeds the threshold (120,000) but not the density
- Few centers meet the density criteria

Case Study Communities

Sugar Land Compared with:



National Comparison, 2008

Center	Sugar Land	Irvine	Las Colinas	Reston	The Woodlands
Office Space	5,660,000	33,900,000	22,300,000	18,325,000	4,556,774
Retail Space	5,590,000	6,840,000	1,300,000	1,050,000	2,462,665
Population	79,732	200,755	30,000	62,000	91,700
Employment	40,000	190,000	95,000	60,000	45,900
Median HH Income	\$88,500	\$ 107,273	\$ 55,000	\$ 80,018	\$ 86,000
Single Family Homes	24,500	48,921	4,630	16,962	23,000
Multifamily Units	2,230	24,409	11,370	10,796	4,000
% MF	8.3%	33.3%	71.1%	38.9%	14.8%

Development Potential Map

Irvine, CA - A model

- Irvine California:
 - Has maintained high standards
 - Has balanced employment & residential
 - Includes university & public venues
 - Has a well-developed transportation system
 - Has sustained growth



--- Using H-GAC Shares

Employment is the key

- Focus on office and light industrial
- Some key issues:
 - Available tracts are widely distributed
 - The transportation network is not adequate for substantial growth

Strategic Recommendations

- Engage stakeholders in expanding vision and creating development strategy:
 - Encourage high-quality mixed use development
 - Improve internal transportation network
 - Provide regional transportation access to other areas
 - Continue to encourage corporate relocations and expansions

Strategic Recommendations

- Maintain high community standards:
 - Local access to higher education
 - Development standards including building and landscape requirements;
 - Sign controls
 - Responsive, growth oriented government
 - Dedication to building a complete sustainable community

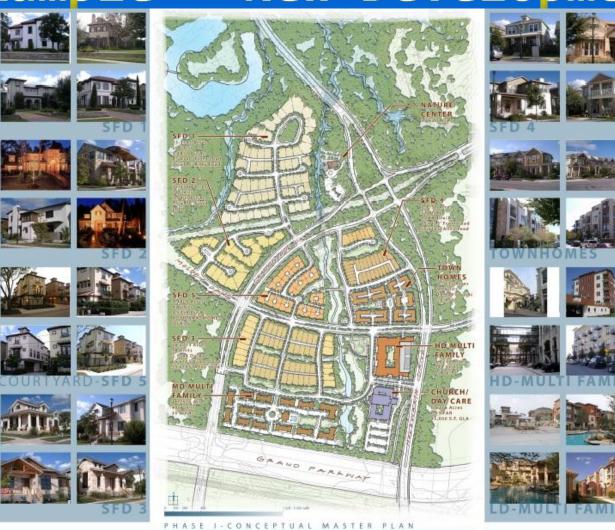
Multi-family Development WHO?

- Who would Sugar Land target for Multifamily rentals?
 - Young professionals
 - Seniors
 - Empty Nesters
 - Recent Relocations
 - Temporary corporate housing

Multi-family Development WHY?

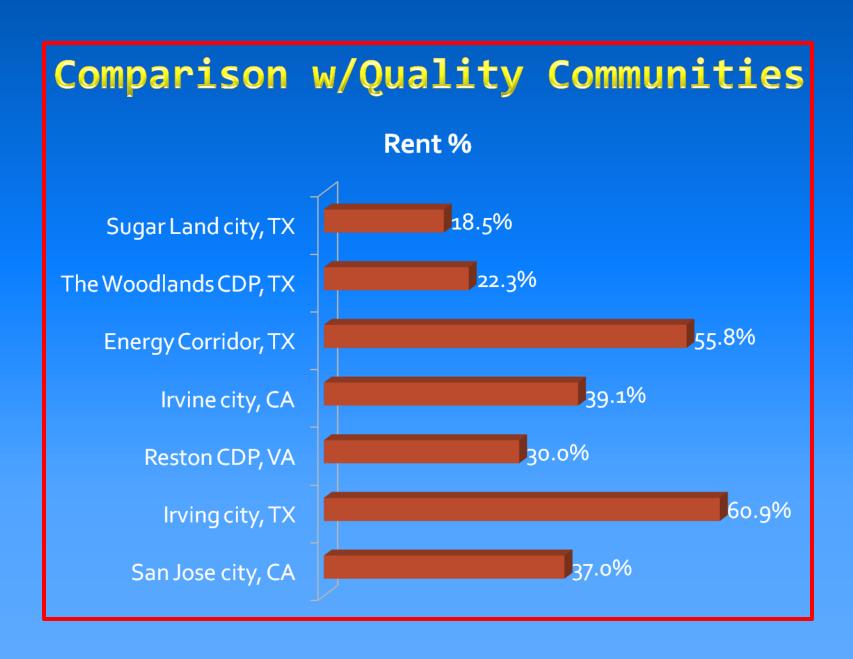
- Why is Multi-family Important for a Complete, Sustainable Community?
 - Relocating or expanding businesses expect housing for their key employees
 - Higher density residential communities provide greater opportunities for walking/biking to work

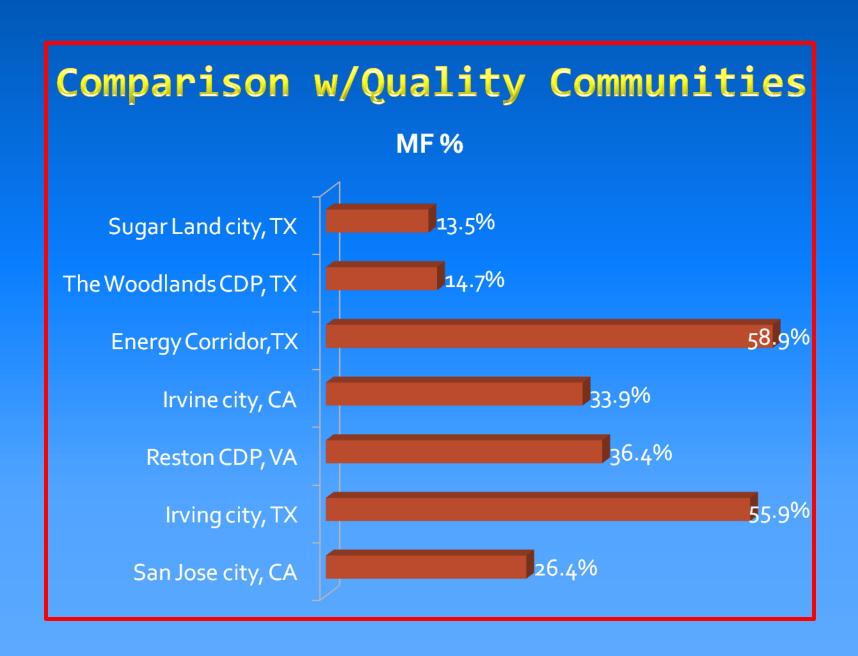
Example - New Development



Tarra attacherant in

SPRINGWOOD





Multi-family Development Today WHAT?

WHAT is the current standard for Class A multi-family properties?



Low-Rise Podium Design Example



Number of Units: 356 Stories: 4 over parking Land area: 3.6 acres Density DU/acre: 99

Yr. Built: 2004

Average size: 998 sq. ft.

Occupancy: 98% Rent/SF: \$1.58

Floor Area Ratio: 2.27

Typical Construction Cost: \$60,000-\$90,000 per unit \$70-\$90 psf

1.3 times Garden Apt

Low-Rise Wrap Around Example



Number of Units: 313 Stories: 4 around

parking

Land area: 4.8 acres Density DU/acre: 65.2

Yr. Built: 2010

Average size: 909 sq. ft.

Occupancy: 95% Rent/SF: \$1.49

Floor Area Ratio: 2.48

Typical Construction
Cost: \$60,000\$90,000 per unit
\$70-\$90 psf
1.3 times Garden Apt

Mid-rise Apartment 5-8 stories



Number of Units: 76 Stories: 6 over parking Land area: 1.4 acres Density DU/acre: 54.3

Yr. Built: 2000

Average size: 1,279 sq.

ft.

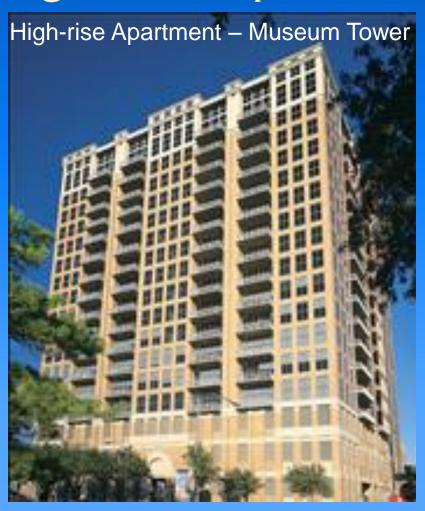
Occupancy: 96% Rent/SF: \$1.76

Floor Area Ratio: 2.27

Typical Construction Cost:

\$90,000-\$110,000 per unit \$80-\$100 psf 1.6 times Garden Apt

High-Rise Apartment 8+ stories



Number of Units: 187 Stories: 15 over parking Land area: 1.1 acres Density DU/acre: 170

Yr. Built: 2003

Average size: 1,793 sq. ft.

Occupancy: 96% Rent/SF: \$2.39

Floor Area Ratio: 11.41

Typical Construction Cost: \$200,000 -\$400,000 per unit \$110-140 psf

1.3 times Mid-Rise 2.1 times Garden

Regulations can help

- Construction materials
- Density FAR
- Urban Design Elements
 - Setbacks
 - Sidewalks
- Occupancy Permit Renewal
 - Periodic Inspections

Discussion?





Next steps

- Workshop October 27th focus on land uses for remaining part of the project
- Opportunity for Commission feedback to be examined by applicant and staff
- Public Hearing anticipated for December 13, 2011 at P&Z
- P&Z Recommendation to Council at a subsequent meeting

Questions?